

* I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4999, PAGE 270; THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3 DAY OF MARCH, A.D., 2006.



STATE OF NORTH CAROLINA COUNTY OF CABARRUS
Jonathan Marshall REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Jonathan Marshall REVIEW OFFICER
3-21-2006 DATE

RHEIN INTERESTS OF CHARLOTTE, LLC D.B. 4999, PG. 270 ZONED CURM-1 TAX PARCEL# 4681-11-6775 ANNEXED INTO CITY OF CONCORD

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.

(C) I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION IS GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE CANNON CROSSING SUBDIVISION.

3/20/06 DATE
Steve B. Hade DIRECTOR OF ENGINEERING

(D) I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE CANNON CROSSING SUBDIVISION.

3/20/06 DATE
Steve B. Hade DIRECTOR OF ELECTRICAL SYSTEMS

(E) IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

3-21-06 DATE
Maurice P. Brown DIRECTOR OF DEVELOPMENT SERVICES

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE CANNON CROSSING MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

3/20/06 DATE
Jana Allman FINANCE DIRECTOR

- Street Blades:
[1] 9850 Poplar Tent Rd at 1190 Feather Ridge St NW
[2] 9850 Shearwater Ave NW at 1180 Feather Ridge St NW
[3] 9850 Darby Creek Ave NW at 1170 Feather Ridge St NW
[4] 9870 Darby Creek Ave NW at 1170 Lolabridge St NW
[5] 9870 Fern Dancer Ct NW at 1150 Lolabridge St NW

- Street Key #s
Poplar Tent Rd - 2748
Feather Ridge St NW - 2745
Shearwater Ave NW - 2743
Darby Creek Ave NW - 2744
Lolabridge St NW - 2746
Fern Dancer Ct NW - 2747

GRID E:1479964.257 FT.
NCGS MONUMENT "M018 AZ MX" GRID N:809602.727 FT GRID E:1477569.405 FT
NCGS MONUMENT "M018" GRID N:80952.491 GRID E:1477032.571
MINIMUM SIGHT DISTANCE EASEMENTS:
CITY STREET CORNER: 1/2 OF THE R/W ON EACH STREET
STATE ROADS: 10'X70'
CITY DRIVEWAYS: 10'X10'
IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
STATEMENT OF ACTIVE OPEN SPACE
ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN 6.5.3.6.4 OF THE CONCORD UDO SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED.

- LEGEND
CM - CONCRETE CONTROL CORNER MONUMENT
COS - COMMON OPEN SPACE
LF - LINEAR FEET
LME - LANDSCAPE AND MONUMENT EASEMENT
MB - MAP BOOK
PDE - PERMANENT DRAINAGE EASEMENT
PSDE - PRIVATE STORM DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY
SF - SQUARE FEET
10'X70' ST - 10'X70' SIGHT TRIANGLE EASEMENT
25'X40' ST - 25'X40' SIGHT TRIANGLE EASEMENT
25'X25' ST - 25'X25' SIGHT TRIANGLE EASEMENT
YW&H - YARBROUGH-WILLIAMS AND HOULE

NOTES
LOTS 1-8, 19 & 204 SHALL NOT TAKE DIRECT ACCESS ONTO POPLAR TENT ROAD.
COMMON OPEN SPACE AND RECREATIONAL AREA TO BE OWNED AND MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC.
THIS PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W NOT OBSERVED.
AREAS WERE CALCULATED BY COORDINATE METHOD.
ALL RIGHTS-OF-WAY SHOWN SHALL BE PUBLIC AND DEDICATED RIGHTS-OF-WAY, MAINTAINED BY THE CITY OF CONCORD.
PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
ALL UTILITY RIGHT-OF-WAYS ARE TO BE 20' WIDE UNLESS OTHERWISE NOTED.
THIS PROPERTY IS SHOWN ON FEMA FIRM PANELS 37025C 0075D DATED NOVEMBER 2, 1994 FOR CABARRUS COUNTY.

NOTES
A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS.
A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.
THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NCGS CONTROL MONUMENT.
RECREATIONAL AREAS - PER CITY OF CONCORD CODE CANNON CROSSING SUBDIVISION IS REQUIRED TO HAVE 2.55 ACRES OF RECREATIONAL AREAS.
THE COMMON OPEN SPACE AREA(35.56 ACRES) SHALL BE USED FOR ACTIVE AND PASSIVE RECREATION AND SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
TOTAL AREA OF DEVELOPMENT = 113.272 ACRES
TOTAL AREA OF COMMON OPEN SPACE (COS) = 35.555 ACRES
TOTAL PERCENTAGE OF COMMON OPEN SPACE (COS) = 32.83%
COMMON OPEN SPACE AREAS TO BE LEFT UNDISTURBED.
ACTIVE RECREATION AREAS MAY BE DISTURBED TO INSTALL IMPROVEMENTS; OTHER AREAS MAY ONLY BE DISTURBED UPON APPROVAL BY THE SUBDIVISION ADMINISTRATOR.
CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
SANITARY SEWER AND DOMESTIC WATER BY THE CITY OF CONCORD WILL BE AVAILABLE TO EACH LOT.
RIVER/STREAM OVERLAY ZONE (RSOZ) BUFFER DETERMINED BY CABARRUS COUNTY REQUIREMENTS.
STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS.

LANDSCAPE EASEMENT TO BE MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS, INC.
LINEAR FEET IN STREETS
FERN DANCER COURT-125 LF
LOLABRIDGE STREET-488.73 LF
DARBY CREEK AVENUE-877.13 LF
SHEARWATER AVENUE-848.08 LF
FEATHER RIDGE STREET-545.14
AREA IN LOTS - 10.464 ACRES
AREA IN R/W - 3.652 ACRES
AREA IN POPLAR TENT ROAD R/W - 1.022 ACRES
AREA IN COMMON OPEN SPACE(RECREATIONAL AREA) - 1.142 ACRES
TOTAL AREA THIS PLAT - 16.284 ACRES
41 LOTS RECORDED ON THIS PLAT.
DEDICATION OF COMMON OPEN SPACE
THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF CANNON CROSSING HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF CANNON CROSSING FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO CANNON CROSSING. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

RHEIN INTERESTS OF CHARLOTTE, LLC D.B. 4999, PG. 270 ZONED CURM-1 TAX PARCEL# 4681-11-6775 ANNEXED INTO CITY OF CONCORD

BEARINGS BASED ON NC GRID (NAD 83)

OFFICE REGISTER OF DEEDS CABARRUS COUNTY, N.C.

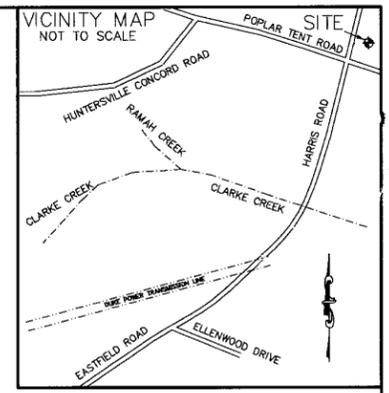
Filed for Registration on 22 day of March 2006 at 9:00 o'clock A.M.

and registered in Record Book 31 No. 49 Page 14

Register of Deeds

RHEIN INTERESTS OF CHARLOTTE, LLC D.B. 4999, PG. 270 ZONED CURM-1 TAX PARCEL# 4681-11-6775 ANNEXED INTO CITY OF CONCORD

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5050.00	36.46	36.46	S43°16'26"E	0°24'49"
C2	5050.00	70.00	70.00	S42°10'12"E	0°47'36"
C3	5050.00	70.02	70.02	S41°52'33"E	0°47'40"
C4	5050.00	38.07	38.07	S41°15'45"E	0°25'55"
C5	225.00	3.03	3.03	N45°28'20"E	0°46'17"
C6	275.00	3.70	3.70	N45°28'20"E	0°46'17"
C7	50.00	134.05	97.36	S29°58'54"E	153°36'44"
C8	50.00	78.54	70.71	S88°10'32"E	90°00'00"
C9	40.00	44.41	42.16	S74°58'54"E	83°36'44"
C10	250.00	3.37	3.37	N45°28'20"E	0°46'17"
C11	300.00	13.80	13.80	S41°51'26"E	2°38'12"
C12	300.00	10.94	10.94	N47°52'08"E	2°09'20"

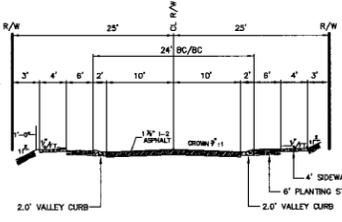
LINE TABLE

LINE	LENGTH	BEARING
L1	70.34	S49°12'50"E
L2	71.08	S32°57'52"E
L3	47.17	S14°49'09"W
L4	46.18	N79°33'29"E
L5	47.17	N78°49'47"E
L6	48.14	S15°34'17"W
L7	47.17	S14°49'09"W
L8	47.17	N78°49'47"E
L9	35.36	S01°49'28"W
L10	35.36	S88°10'32"E
L11	35.36	S88°10'32"E
L12	35.36	S01°49'28"W
L13	23.21	N48°54'48"E
L14	204.56	N45°49'28"E
L15	306.33	N45°49'28"E
L16	25.00	N45°49'28"E
L17	721.45	S43°10'32"E
L18	39.12	S43°10'32"E
L19	73.71	S40°32'20"E
L20	260.68	S43°10'32"E
L21	466.45	S43°10'32"E
L22	150.00	S43°10'32"E
L23	320.00	N45°49'28"E
L24	125.00	S43°10'32"E
L25	165.36	N45°49'28"E
L26	50.00	S16°47'16"E

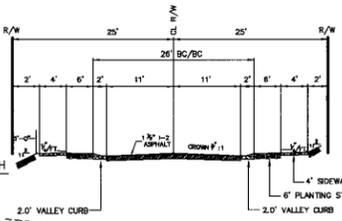
- LINE TYPE LEGEND
PROPERTY LINE
RIGHT-OF-WAY LINE
SETBACK AND REARYARD LINES
CENTERLINE
UTILITY EASEMENT
SANITARY SEWER R/W
SIDEWALK EASEMENT
LANDSCAPE & MONUMENT EASEMENT
PUBLIC STORM DRAINAGE EASEMENT

North Carolina Cabarrus County
This is to certify that this is a true copy of the office record filed by me in book 49 Page 14 and that I am the duly qualified and authorized day of March 2006
Linda F. McAbie Cabarrus County Register of Deeds
Stephane Adjeff Assistant Deputy

PROPOSED 50' PUBLIC ROAD SECTION NO SCALE DARBY CREEK AVENUE AND FERN DANCER COURT



PROPOSED 50' PUBLIC ROAD SECTION NO SCALE SHEARWATER AVENUE AND LOLABRIDGE STREET



GRAPHIC SCALE



REVISED TO ADDRESS REDLINES 02-25-2006
REVISED TO ADD LOTS 02-02-2006
SEE SHEET 2 OF 2 FOR SEWER OUTFALL

(IN FEET)
1 inch = 100 ft.

SHEET TITLE
MAJOR PLAT - 16.284 ACRES

OWNER/DEVELOPER:
RHEIN INTERESTS OF CHARLOTTE, LLC
5200 77 CENTER DR., SUITE 141
CHARLOTTE, N.C. 28217

PROJECT
CANNON CROSSING MAP 1
CITY OF CONCORD, TOWNSHIP #3, CABARRUS COUNTY, N.C.
OWNER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.

PROJECT NO.
SCALE
DATE
DRAWN BY
CHECKED BY
ZONED
DRAWING NO.

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1900 704.556.0955(fax)

SHT 1 OF 2 SHTS